

**Former San Jose Medical Center Reuse:
Health Care and Land Use Study –
October 17, 2007 Community Meeting Notes**

Downtown Residents Association: A Task Force is needed to identify a hospital site.

Property Owners: We need to separate land use issues from our need for a hospital, to help expedite the process.

Resident of Naglee Park: HCA short-changed the community. The money should come back to city to support needed services/healthcare. We need an Urgent Care Clinic with full medical services. We need to initiate discussions with other interests and groups; i.e., Stanford, Palo Alto, etc.

CHAM: We need to submit a zoning change request, then request what is needed by the community. The community needs must be met. Financing for hospital off-site -- who will fund and pay? We need to have a plan and answer these questions.

13th Street NAC, Dr. Zaretsky: We need a hospital. We are riding on the city's good faith for a hospital in 2020. The recommendations do not adequately address this issue. We need to determine an alternate site before development is allowed,

N. 16th St. Resident's Question: Is there a timeline for the demolition? I would like to contribute to the EIR.

SAC's Answer: A demo permit will be on file by spring of 2008, at which time there will be a demo decision and hearing.

Campus Community Coalition: We don't need a site of just empty buildings. The site should contribute to the overall downtown community. We must look at other pertinent projects – Bart, etc. – and coordinate and do the projects right.

Hospital Rep Advocate: We need more than just a clinic. We need a hospital downtown that meets basic emergency care and transportation needs -- as well as mental health needs -- to alleviate the burden to other medical facilities.

Alma & San Jose Self Help Center: We're in a health crisis. We have an urgent need for affordable health care. Hospitals are closing because they aren't making a profit. We need to be a better community; better serving community needs. Our hospitals are reaching capacity, are overloaded and not accessible. We need a facility downtown, which includes a trauma center.

Healthcare Advocate: People are waiting too long for care. It is putting lives at stake. Urgent care is desperately needed.

Hospital Coalition: We are going to have an earthquake, in time, and we are going to need a hospital to adequately respond.

Roosevelt NAC/Brookwood Terrace/Taskforce: People are dying out there. Another lot needs to be determined. We must think of the future. Find the five acres.

Resident/SJSU Teacher: City Hall Site has a hospital site option. Let's add this to the discussion. What about Greystone? What about a SJSU collaboration – the synergy is there. Let's build a national monument for a retirement community: one with mixed use, affordable housing, and services downsized to meet the needs of those living in downtown.

Downtown Resident: I agree with the recommendations. Please add the City Hall site for consideration.

Downtown Resident: High density, good on site with scaled down residential, near St. John. May have community and resident resistance to a downtown site, due to noise, traffic, etc. Get started early in the process.

Community Member Question: Does the five acres mean an actual site for a hospital?

Answer from Nancy of SAC: Five acres is the minimum for a hospital site. SAC's recommendation is to reserve five acres off site.

Resident: I applaud the committee for their recommendations. I am in agreement with those recommendations. Crime has escalated, surrounding the SJMC site. North of that site would be a good location for the hospital.

Naglee Park Resident: There is a healthcare crisis in this country. We can't go after one hospital organization to solve the issues. E. Santa Clara business district is already suffering themselves. Take time to be aware of what's going on throughout the community and participate in creating something good for the community with this special opportunity.

N. 15th St. Resident: I like the recommendations.

Committee Member: Transportation is important to remember and consider.

14th St. & St. John Resident: I want it to be a walkable site, with connectivity to the park, revitalization of the site and community storefronts, and a site that meets the basic needs of the community and encourages synergy of efforts. Get it done quickly, whatever it takes.

Resident's Question: Who's going to build the hospital on the "new" site? How can we ensure that it will happen?

Answer from Coalition Member: Thanks should go to Roz, for we wouldn't be here without her. Closure has generated overload to other hospitals throughout the area. HCA is a crook. They

have cheated and stolen from the community and they need to give back to the community what they have stolen.

Community Member's Question: Who has the responsibility to find a site -- the City?

Answer: Council has directed us to look at several issues. It is a collaboration of City, Council and Hospital owners.

Community Member: Impact of closure of SJMC -- added costs to patients are due to the inability to get care in the logical places.

Los Gatos Resident: It's a broad issue. It is a city interest and issue. It's City business. There will be population growth and an increased aging population. We are postponing the issue, because it is inconvenient and not politically easy or popular. There needs to be leadership in addressing the hospital issue. We need to find the site. Twenty-year projections are hypothetical.

Community Member: We need to start working toward building a hospital now -- to start addressing the issue.

Roz of SAC: The City is responsible to provide safety & health. We can facilitate these efforts under that mandate. Land banking will help to make the market for a new hospital owner more desirable, feasible, and interesting and help make that goal real. We will strive to have healthcare addressed in the 2040 General Plan Update.

Additional Community Comments:

- Request clarification of Dr. Zaretsky's letter regarding hospital services.
- What is the seismic condition of the medical office building?
- Demolition is long over due. We need to support property owner rights. We need to separate the hospital issue from use of the site. Businesses want progress. Move site forward.
- Respect for SAC, Dr. Zaretsky. HCA short-changed the community. Some of the dollars from the sale of the site need to go back to the community for healthcare. We need a full-service, Urgent Care facility. Many providers are available in the area.
- If the City allows housing, we need to require affordable housing and financing to meet community healthcare needs. HCA created the healthcare crisis.
- Downtown hospital is top priority of 13th Street NAC. We should support recommendations of SAC. Dr. Zaretsky identified need for a hospital by 2020, three years ago. The City is acting in bad faith; wasting time. Goal should be to identify a hospital site. Predict hospital will be built by 2020. 801 N. 1st Street should be reserved.

- Timeline for Demolition? Comment on EIR.
- Recognize creative work of downtown. Lots of planning to do. Need to coordinate activities to support urban downtown and meet needs (in this case, a hospital) for downtown.
- We need more than a Gardner type health clinic. We need both a hospital and good clinic (911 is not enough). We need X-rays, blood tests, and the ability to stabilize. Also, we need mental healthcare.
- The country is in a health crisis. Hospitals are closing. Healthcare is not affordable. Lines are getting longer at Valley Medical. This is a social need. We need to do what is right.
- Services are overloaded. Advocacy is required to get through the healthcare system. Santa Clara Kaiser and Valley Medical have the two busiest ER's. For example, an ambulance didn't transport a person because of other needs and we can't get help for the people who need it, when they need it. Need urgent care, trauma center and a downtown hospital.
- We will have an earthquake and need a hospital downtown to adequately respond.
- People in the neighborhood heavily used our past facility, but now people are dying. We need to think of the future and make our city better.
- 801 N. 1st Street should be considered. It seems underused. We need to appreciate the synergy of SJSU, Graystone, etc. We need aging based demographics, allowing residents to age in downtown (CCRC on site is one option).
- I agree with SAC recommendations – look at old City Hall.
- We need a site that is ideal for high density (given transit), but also should scale to the community. Neighbors of old City Hall would be impacted; should start process to identify site.
- What is the link between SAC's process and a hospital site? What is the "five acre site"? (For hospital?). SAC answer: the five acres is the absolute minimum for a hospital and part of CC direction; on site or somewhere else.
- We should applaud SAC. SAC's recommendations agree that north is the direction for the new hospital. Move the development forward. Crime is escalating on site.
- Our national healthcare crisis is bigger than HCA. We need to work with elected officials to solve this problem. East Santa Clara business district is struggling and we need to support them.

- Our large corporations put profits ahead of the community. The City can work to make HCA contribute their fair share.
- Transit consideration (accessibility, cost).
- I would love a site that is walkable and adds to the community. One that is clean, safe, sustainable and revitalizes the community; one which looks at all of the community's needs and creates a bridge to help resolve those needs.
- What is the interim use of the five acres reserved for this site? It shouldn't just be left vacant.
- The value of personal property depends on the value of community. Property owners should give to the community. HCA could give valued healthcare to the community on site and make a profit (update business plans). HCA is the bad guy.
- Santa Clara Kaiser is too busy, since San Jose Medical closed. HCA is a crook.
- In light of HCA being unwilling to sell their property for a hospital site, why hasn't the City acquired a new site yet? Who has the responsibility?
- There has been a nightmare of overcrowding. Referrals have increased the costs -- all due to HCA greed.
- Healthcare is City business. We need to take into consideration the increasing congestion downtown and that California, as a whole, is increasing in population at a rate of a half-million residents per year. Postponing a hospital decision is not popular. Neighborhood access and exiting is a problem. Also, there is inadequate pay for healthcare professionals. We need to plan better and get better data to substantiate our need for a hospital.

Additional SAC Comments:

- It takes time to build a hospital. The five acres won't be vacant during construction.
- The City is responsible for the health and safety of our residents. Our staff presented various sites, all of which were over five acres. Land banking will facilitate the hospital, when the market provides support. The City has a history of land banking. Healthcare should be a part of Envision 2040.
- We need more emphasis on locating a hospital site. We need to set up a task force. We need a hospital by 2020. (Per Dr. Zaretsky.)

- Both RFQ respondents are still interested in the site.
- Closing the San Jose Medical Center caused a burden on Valley Medical Center & O'Conner Hospital.
- CCA is withdrawing their opposition to the demolition.
- We are encouraged by the joint SJSU & Gardner proposal.
- We need to maintain an emphasis on all three C.C. goals – neighborhood and value and not just health care.
- We need support for SAC's recommendations.
- We need to identify funding for the clinic.
- There is a concern over the existing condition, and we need to support development required to meet healthcare needs.
- The property owner being unwilling to sell the property for a hospital site is still an issue.
- Downtown is becoming urban; thus, a large influx in the population will come by 2020.
- Look long-term, need T.F. right away.